185.0	0004	0004.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	830,500 / 830,500
					USE VALUE:	830,500 / 830,500
					ASSESSED:	830,500 / 830,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
102		HATHAWAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TANNOZZINI CARLA
Owner 2:	
Owner 3:	
Street 1:	102 HATHAWAY CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TANNOZZINI LOUIS E/MARY/TRS -
Owner 2:	TANNOZZINI FAMILY TRUST -
Street 1:	102 HATHAWAY CIR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 12,377 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Vinyl Exterior and 2237 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12377.000	276,600		553,900	830,500
Total Card	0.284	276,600		553,900	830,500
Total Parcel	0.284	276,600		553,900	830,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.26 | /Parcel: 371.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 124430

GIS Ref

GIS Ref

Insp Date 08/06/18

PREVIOUS ASSESSMENT

Parcel ID 185.0-0004-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	276,600	0	12,377.	553,900	830,500	830,500	Year End Roll	12/18/2019
2019	101	FV	220,800	0	12,377.	553,900	774,700	774,700	Year End Roll	1/3/2019
2018	101	FV	220,800	0	12,377.	466,900	687,700	687,700	Year End Roll	12/20/2017
2017	101	FV	220,800	0	12,377.	427,300	648,100	648,100	Year End Roll	1/3/2017
2016	101	FV	220,800	0	12,377.	364,000	584,800	584,800	Year End	1/4/2016
2015	101	FV	215,300	0	12,377.	316,500	531,800	531,800	Year End Roll	12/11/2014
2014	101	FV	215,300	0	12,377.	292,800	508,100	508,100	Year End Roll	12/16/2013
2013	101	FV	215,300	0	12,377.	278,500	493,800	493,800		12/13/2012

!14372!

PRINT

Date	Time
12/11/20	04:13:52

LAST REV

Date	Time
08/30/18	14:42:15

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14372

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TANNOZZINI DAVI	1433-60		4/25/2013	Estate/Div	222,249	No	No		
TANNOZZINI LOUI	1247-138		1/29/2002	Family	100	No	No		
	634-180		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	124430
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/6/2018	MEAS&NOTICE	BS	Barbara S
12/29/2008	Measured	163	PATRIOT
2/25/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/5/2000	Measured	163	PATRIOT
4/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12377		Sq. Ft.	Site		0	70.	0.64	7									553,918						553,900	

Total AC/HA: 0.28414 | Total SF/SM: 12377 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 553,918 | Spl Credit | Total: 553,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	37.9	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.25449049
Const Adj.:	0.99989998
Adj $ / SQ:	156.796
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	445390
Depreciation:	168803
Depreciated Total:	276587

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

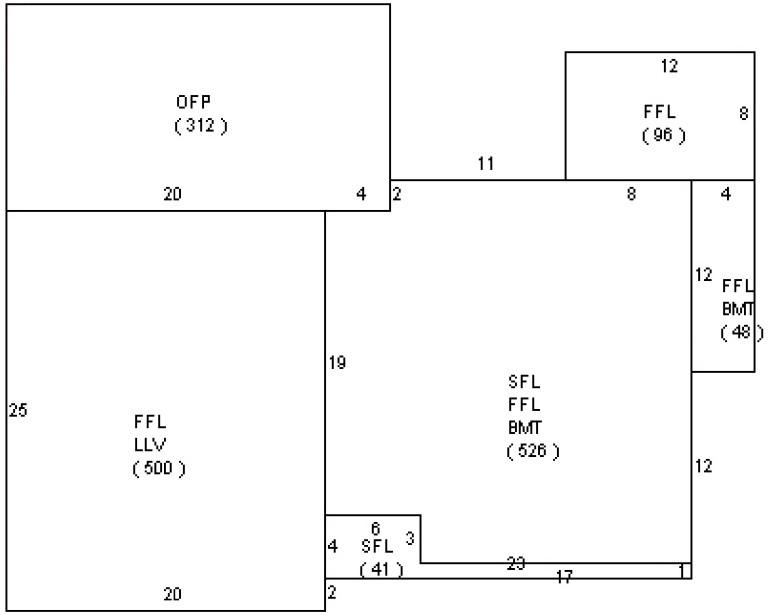
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	156.80
Special Features:	0	Val/Su Net:	88.57
Final Total:	276600	Val/Su SzAd	159.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,170	156.800	183,451
BMT	Basement	574	47.040	27,000
SFL	Second Floor	567	156.800	88,903
LLV	Lower Level	500	123.480	61,738
OFP	Open Porch	312	21.790	6,797

Net Sketched Area:	3,123			Total:	367,889
Size Ad	1737	Gross Are	3123	FinArea	2237

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

185.0-0004-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	